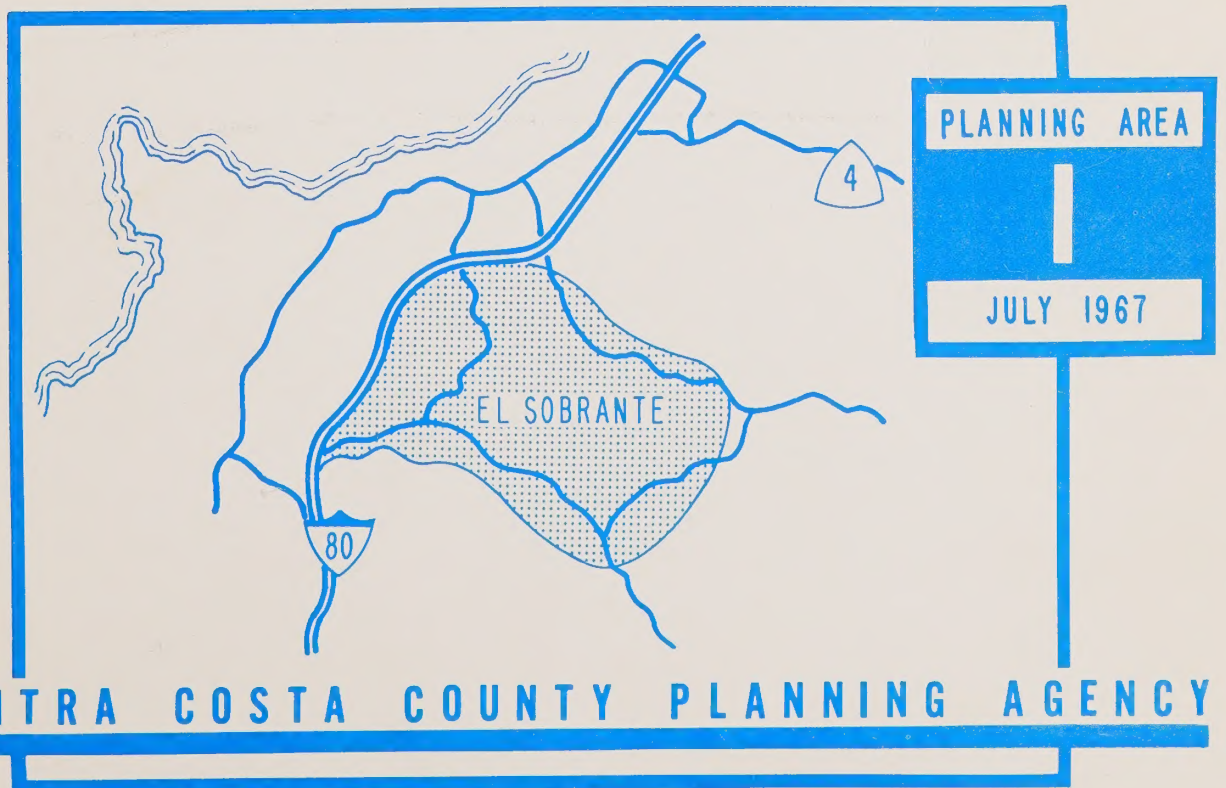


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EL SOBRANTE GENERAL PLAN





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EL SOBRANTE GENERAL PLAN
PLANNING AREA 1

Part of the General Plan
of Contra Costa County, California

Prepared By:

The Contra Costa County Planning Department

Prepared For:

The Contra Costa County Planning Commission
and Board of Supervisors

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Endorsements:

Approved by the Contra Costa County Planning Commission
November 1, 1966, Resolution 81-1966

Adopted by the Contra Costa County Board of Supervisors
July 5, 1967.

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Report Published: September, 1967

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SUMMARY STATEMENT

SUMMARY STATEMENT

This is a plan for the physical development of the El Sobrante community, designated Planning Area 1. The planning area includes portions of the incorporated cities of Richmond, San Pablo and Pinole in addition to the larger unincorporated area under the immediate jurisdiction of the County of Contra Costa.

The El Sobrante community is experiencing rapid and substantial urbanization. Its population stood at nearly 15,000 persons in 1960, and it is estimated that this figure had increased by 37 percent, or about 5,500 people, by 1965. Although the rate of population growth is expected to decrease over time, population expansion is forecasted to average approximately 1,000 persons per year through 1990. The amount of land in the planning area devoted to urban forms of land use, such as residences and businesses, is expected to more than double over present levels in response to the population growth. This plan is intended to provide guidelines for the coordination of the public and private building and improvement activities occurring during this period of extensive urbanization.

The plan for the El Sobrante community is a General Plan in the context of the California Planning and Zoning Law. As a General Plan, it is concerned with major policies and proposals. Its schematic recommendations in regard to the locations of the various land uses composing the plan, and in regard to the placement of thoroughfares making up a major road system, are but the beginning steps in the planning and development process. These generalized recommendations will be detailed through both the preparation of more precise plans and in the administration of development review controls.

Land use and circulation proposals have been prepared for the planning area on the basis of the following factors: (1) Studies of the existing land use, economic and population characteristics of the community; (2) Expressions of preference of the people living in the area, as provided by a citizens' advisory committee; and (3) Consideration of the urbanization forces at work within Contra Costa County and the Bay Area as they relate to the planning area.

The major physical design proposals of the El Sobrante General Plan are:

1. That sufficient land area should be provided for urbanization to accommodate approximately 45,000 persons by 1990, including areas for their residences, local shopping and service needs, and recreation.
2. That the El Sobrante community should continue to be developed as an area of essentially, but not exclusively, single-family residences; and that a range of residential densities is essential to take advantage of topographic conditions and provide for variations in household characteristics.
3. That retail shopping areas should be centralized, in contrast to strip commercial development.
4. That the transportation system serving the planning area should be designed for circulation and access almost exclusively by the vehicular mode of travel, recognizing that the kinds of land use densities proposed are appropriately automobile-oriented.

As urbanization of the El Sobrante community continues, the considerations on which this plan is based will be subject to change, and new factors affect-

ing development will be introduced; therefore, it is imperative that this General Plan be periodically reassessed and revised to retain its viability as a guide for community growth.

THE EL SOBRANTE GENERAL PLAN

PLANNING AREA 1

I. INTRODUCTION

PURPOSE: This plan is intended to serve as a statement of policy to guide the people of Planning Area 1, the County Planning Commission, and the County Board of Supervisors.

The overall purpose of planning for the County and Planning Area 1 is to promote the welfare of the people in the community by encouraging the development of an increasingly healthful, convenient and attractive environment.

The plan recommends proposed land uses of all land areas. Proposals are made for the approximate amount of space required for various land use functions as well as the major road pattern. This plan does not indicate specific limits of area or property ownership, and does not specify precise road alignments or rights-of-way. Precise determinations of these matters are applications of zoning and subdivision regulations, precise highway engineering studies and other specific location and site studies.

HISTORY OF THE PLAN: In 1955 the County Planning Department delineated the County into thirteen planning areas which were to indicate various communities and to serve as a basis for more detailed community planning than a county-wide plan.

Since that time, most of the county areas have developed and adopted community plans. One exception has been the El Sobrante area. In 1962, a local group called the El Sobrante Valley Council organized expressly to create a general plan for the community. Because of the City of Richmond annexations into the area and at the request of the El Sobrante Area Council, a joint meeting was held between the Richmond and County Planning Commissions.

From this, a resolution was adopted for cooperation of the two commissions and respective staffs and that a committee be formed representing the whole El Sobrante community to proceed with the development of a general plan.

The El Sobrante Valley Council assumed the representation for the community in conjunction with other groups that would be interested. This committee had several meetings in which the City of Richmond and the County were represented. During this time, other groups formed in objection to the committee as it existed, resulting in its being disbanded. The County Planning Department was then given the responsibility of forming another citizens' advisory committee. This was done and some twelve meetings were held in 1963 through 1964.

The State Division of Highways conducted a public hearing in February, 1964, concerning a freeway through the area. A technical subcommittee was formed from the citizens' advisory committee and the Planning staffs to consider the freeway routes. This subcommittee met during the year 1964 at six meetings.

Public hearings were held before the County Planning Commission in September, 1966, and November, 1966. The El Sobrante General Plan was approved and recommended to the Board of Supervisors.

The Board of Supervisors adopted the El Sobrante General Plan on July 5, 1967.

II PLANNING FACTORS

REGIONAL AND COUNTY INFLUENCES: The forces of growth and decentralization in California and the Bay Area have had dramatic effect on Contra Costa County, and it has been estimated that this regionally-induced growth will continue. Bay Area population has increased almost one million in the last five years. Contra Costa County will at least double its present population by 1990. El Sobrante is one of the areas within the County which lies in the path of this growth and decentralization.

TOPOGRAPHICAL INFLUENCES: The Planning Area encompasses approximately 7000 acres of rolling to rugged hill country in one of the interior valleys connected with the San Francisco-San Pablo Bay coastal plain in Western Contra Costa County. The area is bounded on the north by the Pinole Ridge and on the south by the El Sobrante Ridge. To the east is the San Pablo Reservoir and watershed lands. On the west the Planning Area is bounded by Interstate Freeway 80.

PLANNED IMPROVEMENT INFLUENCES: The area will retain its orientation to the automobile in the foreseeable future. A freeway has been proposed through the area, the precise location of which has not been established. The advent of rapid transit service to central Richmond will not have a direct effect on the El Sobrante community.

III POPULATION

In a rapidly growing area such as the Bay Region of California, potential size of the population depends upon a variety of factors: (1) physiographic limitations upon development such as the bay, rivers, tidelands and mountains, and (2) man-made controls such as availability of necessary public services and utilities and community objectives for long-range physical planning and development, as expressed in general plans, zoning controls and other regulatory ordinances.

Limits are placed on the future population size and distribution by the following factors: (1) difficult terrain of the rolling hill and valley topography characteristic of the California Coast Range; (2) lack of significant local employment opportunities of appropriate character; (3) the express wish of the community to preserve the low, medium and high density, predominantly single family suburban type of residential development; and (4) the County Planning Commission's residential density policy for the area.

These factors, when combined with crude projections of current population trends, place the population holding capacity of Area 1 by 1990 at approximately 45,000 persons (see Table 1, report appendix). This figure is valid if present development trends continue and provisions of the general plan are adhered to. The expansion of the population according to the prepared forecast is as follows:

<u>1960</u>	<u>1965</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>
14,748	20,258	24,695	29,760	34,835	39,889	45,000

If decisions are made by residents of the area, the Planning Commission and the County Board of Supervisors to increase the residential densities and thus alter the character of living, a much greater population would result.

IV BASIC POLICIES

The General Plan for the El Sobrante community reflects not only the natural and locational characteristics of the planning area, but the wants and needs of its people as well. The policies listed below were established through the cooperation of the local citizens' advisory committee.

Objectives for community development:

- A. Integrate the development of Planning Area 1 with the development of the County as a whole as part of County General Plan.
- B. Provide the people of the Planning Area with general land use and circulation recommendations to guide physical development in an orderly manner toward a population of approximately 45,000 persons by 1990.
- C. Discourage haphazard growth which is inefficient and costly in the long run and encourage good urban design for the physical, social and economic well being of the people of the planning area.
- D. Stimulate citizen awareness of and participation in the development of their community.
- E. Assist property owners, citizen groups, planning commissioners and the Board of Supervisors in making decisions concerning precise land use, zone changes and subdivision design.
- F. To indicate to public agencies and other interested bodies the areas of anticipated development to which their facilities or service would extend.

Principles for community development:

- A. Preserve the character of El Sobrante as one of predominantly single family residential and to provide multiple residential of suitable density and location. To offer a range of densities in order to have a variety of family sizes and income levels.
- B. Reinforce the identity of the El Sobrante central area as an attractive and functioning area adequate in size and variety of services to provide for future needs. To centralize shopping area with proper off-street parking.
- C. Separate local and through traffic and plan for a safe and efficient circulation system.
- D. Urge community action to create and maintain community and neighborhood recreation area.

V PHYSICAL DESIGN PROPOSALS

This General Plan proposes that sufficient space is allocated to provide an efficient pattern of private land uses with a minimum of incompatibilities and conflicts. A growing population requires additional public community services and facilities such as schools, fire stations, recreation areas, libraries, sewerage and water service, and flood control facilities as well as circulation and transportation.

RESIDENTIAL: This section describes the general location, character, and extent of residential areas of Area 1. The residential areas are proposed in a variety of densities, appropriate to the character of the area, and in accordance with the express desires of its people. Residential areas are proposed in low, medium, high and multiple densities.

Low density areas encourage development at a density of 0 to 3 families per net residential acre.* Low density areas are generally located in outlying areas, on land inconveniently located with respect to transportation and other local and regional facilities, or on land which demands heavy capital outlay to serve intense use. In Area 1, particularly difficult terrain may be regarded as low density expansion areas and will involve open space areas.

Medium density areas stipulate development at a density of 3 to 5 families on a net residential acre. Locations are more convenient to transportation and other facilities. Topography is less severe and more economical to develop.

High density areas permit development at a density of 5 to 7 families per net residential acre. The high density areas proposed on the general

*A net residential acre is derived by subtracting the acreage in roads, business uses, and public uses from the gross acreage figure (43,560 sq. ft. per acre).

plan are presently developed or developing at this density. The high density areas are located on more easily developable land and are oriented toward the inner area, convenient to transportation and shopping facilities.

In the multi-family residential areas, the population yield is dependent upon the density of development selected in the course of the zoning administration procedure. The present character of the planning area would be maintained by permitting low and medium density multi-family development (7-29 families per net acre).

PLANNED UNIT DEVELOPMENT represents a type of a type of development which has a shifting of focus from individual lots to the project as a whole. This is necessary in order to produce a more imaginative, more desirable residential environment in terms of design, variety and amenity. This device is a means of implementing the adopted residential density and intensity policy for an area as specified in the general plan. Under the guidance of general plan density provisions, a variety of lot size and use appropriate to the particular density district is permitted on parcels of specified size. Fifty acres is the minimum size in Contra Costa County. The Zoning Ordinance should be consulted for details. In no instance is planned unit development and cluster development to be used as a wedge to break down the adopted general plan density specified for an area.

RETAIL SHOPPING AND COMMERCIAL SERVICES: The General Plan recommends concentrated retail shopping districts, scaled to serve the projected population of 45,000 persons by 1990. The main shopping districts should be located on San Pablo Dam Road between Road 20 and Appian Way at the intersection area of Appian Way and Valley View Boulevard and at Freeway 80 interchange with Appian Way. Surplus land presently zoned for retail business should be phased into other needed uses, such as professional,

offices, public and semi-public uses, and multi-family residential uses.

A commercial area is planned to flank the centralized retail area on San Pablo Dam Road to provide space for building material establishments, automotive establishments, motels, and other business of this nature.

A thorough study should be conducted of the business absorption characteristics of downtown El Sobrante. Comparative data should be developed on existing retail sales, using State Board of Equalization taxable sales data and comparison of this to population for selected areas. The projected population's retail shopping needs should be estimated from present per capita sales, total sales, existing store area, and sales per square foot. Such estimates of retail shopping sales and space needs should contain trade area boundary determination, estimated population, sales per capita, total sales, and square feet needed at an optimum dollar figure per square foot.

Business establishments in El Sobrante will furnish employment opportunities and tax base on a limited scale. Appropriate uses of this type should be welcomed by the community.

By and large, however, forces of urban dispersal and decentralization at work in the Bay Area will dictate that major employment opportunities for residents will continue to be found outside of the planning area.

The potential for a large regional shopping facility appears possible to serve El Sobrante and the larger regional area.

COMMUNITY FACILITIES: Responsibility for the planning and construction of community facilities are shared by numerous local governmental agencies and the people of the area. Efficient community facility planning requires coordination and cooperation among the responsible public agencies. Such

facilities include schools, recreation areas, fire stations, libraries, flood control and drainage facilities, water supply, sewerage systems, and refuse disposal service.

Recreation and open space areas for active and passive leisure activities are needed by the growing population within the planning area. Responsibility for the provision of parks and recreation facilities is shared by the East Bay Regional Park District and the County Board of Supervisors.

All of Contra Costa County, with the exception of the Liberty Union High School annexed itself to the East Bay Regional Park District in the election of June, 1964. Kennedy Grove Regional Park has since come into being within the planning area and will be accessible to the people of El Sobrante in 1967.

Under the park policy adopted by the Board of Supervisors in 1961, "Contra Costa County government, as a supplier of park and recreational facilities and services, should limit itself to those which serve the residents of the County as a whole or of a major section of the County."

Under this 1961 policy, "Local communities, incorporated or unincorporated, have the primary responsibility to provide recreational areas, facilities, and programs at the neighborhood and community level. . . . Limited assistance should be provided by the County to local communities in their efforts to establish or to better existing recreation services. Financial assistance for the acquisition, development, or operation of facilities, and program which are designed primarily to meet local needs should not be assumed by the County. . . . In the absence of local government with the authority, or ability to accept offers or gifts of land or

facilities deemed suitable for neighborhood or community recreation such offers should be accepted by the County. Gifts of this nature should be held in trust for future development and operation by the local community and not by the County."

In some communities, public school playfields are used as active community recreation areas during periods when school is not in session. This is an efficient joint use idea which has been employed to great advantage in areas where local park systems are in operation. The assumption is usually made that some park land will be furnished adjacent to elementary school sites so that integrated planning for school and recreation facilities can be accomplished. Two or three acres is a desirable size for such park areas. Joint use implies joint responsibility for the administration and maintenance, and the sharing of financial commitments, as well as recreational opportunities. Public school districts cannot be expected to assume the total responsibility for recreational, as well as educational programs of a community.

GREENWAYS AND GREENBELTS: Shown on the plan are watershed lands which could be considered permanent open space. Other areas, where there is particularly difficult terrain to develop, may also be considered open space but may involve some low density residential expansion.

SCHOOLS: Responsibility for the school system in Planning Area 1 lies within the Richmond Unified School District. More exact information concerning school planning in this area, should await a detailed school district enrollment and site study.

LIBRARIES: The County Library Department is responsible for provision of library facilities within the planning area. Generally, location and space standards are as follows: A twenty year projection of population is

made for the area under study. This is divided by 4 to provide a rough estimate of the square feet of building needed. An equal amount of space is required for parking. Approximately 1 1/2 books per person are provided by the library. The service area of local branch libraries is based upon convenient travel distance by bicycle from the surrounding neighborhoods. The existing County Library in El Sobrante is properly located to serve the community.

FIRE STATIONS: Fire protection for the planning area is provided by the El Sobrante Fire District. The need for additional fire stations, proper locations and service areas is established by the Pacific Rating Bureau in periodic surveys at the request of, and in conjunction with the local fire department. A three to five year projection of needs is prepared at such times.

Among the planning considerations requiring evaluation are: basic equipment; location of stations to provide smoothly operating response; service area of stations; water supply and distribution system.

WATER SUPPLY: The water treatment facilities and distribution system are provided by the East Bay Municipal Utilities District. Important planning considerations are: quantity sufficient for growth, plus reserve for dry periods; and quality as required by the United States Public Health Service Standards.

SEWAGE SYSTEM: Planning Area 1 lies within the San Pablo Sanitary District. In planning a collection system, it is desirable that interceptors, laterals and trunks be designed for complete coverage of a logical service area. Contra Costa County has prepared a General Plan for Sewerage, with elements approved from 1958 to 1961.

REFUSE DISPOSAL: Generally, a private refuse collection service makes the pick-up and takes refuse from the area to one of the designated sanitary land fills situated in shoreline industrial areas of the County. Contra Costa County prepared a Refuse Disposal General Plan in 1958.

FLOOD CONTROL AND STORM DRAINAGE: The County Flood Control Office is responsible for facilities of this type in Planning Area 1. From a land use planning point of view, the following general points are important:

1. Provision of storm sewers where necessary, with sizes capable of serving logical service areas.
2. Adequate provision for handling storm waters originating in upper basin as well as lower basin.
3. Reasonable basis for assumed quantity of runoff from design storm (generally 5-year storm for storm sewers, up to 100 years for open channel).
4. Preservation of natural drainage courses where possible, with adequate channel rights-of-way.

CIRCULATION: It is assumed that the transportation system of the Area, the County, and the Bay Area will remain strongly automobile oriented. However, the advent of rapid transit service in west Contra Costa County will tend to offer a better balanced system.

By its very nature and complexity, the circulation and transportation planning requires close coordination among the State Division of Highways, the Bay Area Rapid Transit District, the County, and the cities which may be involved.

Land uses generate traffic. Traffic is characterized by various movements of varying volume related to land use; in the movement of people,

there are home-to-work, home-to-shopping, home-to-recreation movements from retail to residential areas, from wholesale to retail areas, and from industrial to commercial areas.

The network of circulation must be planned to insure safe, efficient, rapid and unobstructed flow of people and goods throughout this portion of the County and surrounding areas.

The Area 1 General Plan distinguishes two (2) functional classes of thoroughfares or trafficways: (1) Freeways - designed to provide metropolitan and regional unity and continuity. (2) Arterials - designed to provide unity throughout a contiguous urban area and the County. Collector and local street planning is a matter of more detailed neighborhood planning and design study, subdivision design study, or planned unit design study. It is not discussed in the General Plan.

Two freeways will pass through Area 1 during the planning period. The existing Interstate 80 Freeway circumvents the planning area on the west. The proposed but not yet determined routing of Freeway 254 will pass through Area 1 generally in an east-west direction and is indicated on the plan in the area south of San Pablo Dam Road.

In evaluating the effects of the new freeway location and construction upon Area, County planners, engineers, and community should carefully weigh the impact of various alternatives upon traffic service, land use and economics, the visual quality of the community, community services and the general physical design of Area 1.

Several arterial links are proposed in order to fill inconvenient gaps in the circulation of Planning Area 1. These are: the southerly extensions of Appian Way, Valley View Road, and Castro Road, to connect to

the proposed Freeway 254; the further southerly extension of Castro Road to a proposed road along San Pablo Ridge within the City of Richmond; a connection between Hilltop Road and Appian Way in the area of the junction of Valley View Road with Appian Way; an extension of Sobrante Avenue to Pinole Valley Road; the relocation of Pinole Valley Road and Castro Road which would take place in conjunction with the construction of a reservoir in the area of the existing intersection of these two roads.

VI PLAN IMPLEMENTATION

The general plan for Planning Area 1 will be valuable only if it is employed as a policy guide for the private and public development needed to create the future community as depicted in the plan.

In order to make this plan useful to the community and the County, the following effectuation measures are strongly recommended:

Private Development: Provisions of the general plan are enforced through the zoning ordinance and subdivision ordinance. At times, amendment or revision of these regulatory devices is necessary in order to guide private development in the direction recommended by the general plan.

The zoning ordinance is designed to carry out the land use proposals of the general plan as they apply to private property. The zoning ordinance of Contra Costa County consists of maps and text setting forth districts in which certain land uses are permitted to develop. It also contains other regulations necessary to insure adherence to planned densities of population and the desired character and amount of land uses as called for by the general plan.

The subdivision ordinance of Contra Costa County, properly administered, will insure that private land subdivision development is well designed and coordinated with existing development. Subdivision development must adhere to residential areas and densities as specified in the general plan.

Awareness, appreciation of, and conformance to high standards of quality in engineering, site layout, design, visual excellence and ima-

ginative character by land developers, engineers and builders can do much to relieve the bleak, monotonous and stereotyped residential areas too often seen in California and the Bay Area.

Public Community Facility Development: Coordination among numerous County, Regional, and State agencies and departments is required in order to carry out general plan recommendations concerning public development and community facilities.

Examples are: Precise road and street plans necessary for all roads of major county interest, schools, parks and open space, fire stations, libraries, water sewerage, refuse disposal, flood control and drainage, and capital improvement programming of public improvements and services, based upon long range financial planning.

Citizen awareness of and participation in the planning program is an essential element in general plan implementation. It is especially important in realms lying beyond the present scope of county planning, such as local recreation facilities, local street maintenance, sidewalks, street lighting and visual and aesthetic considerations.

One means of effecting a particular local service is the use of the County Service Area. The Service Area is a taxing district created by local residents, controlled by the County Board of Supervisors. A specific service or services are thus provided. They have no independent status and are administrated by regular County departments. These have been found to be flexible and economical ways to render requested services.

APPENDIX

TABLE 1
POPULATION FORECAST
PLANNING AREA 1 AND RELATED AREAS
CONTRA COSTA COUNTY, CALIFORNIA

Year	Planning Area 1	Contra Costa County	Bay Area	California
1955	-	349,600 ³	3,054,120 ³	12,805,000 ³
1960	14,748 ²	409,030 ²	3,638,939 ²	15,717,204 ²
1965	20,258 ¹	510,200 ⁴	4,336,400 ⁴	18,835,000 ⁴
1970	24,695 ¹	618,000 ⁴	5,028,800 ⁴	21,734,000 ⁴
1975	29,760 ¹	736,000 ⁴	5,782,300 ⁴	24,830,000 ⁴
1980	34,825 ¹	865,000 ⁴	6,609,400 ⁴	28,137,000 ⁴
1985	39,889 ¹	1,100,000 ¹	-	-
1990	45,000 ¹	-	-	-
Holding Capacity	55,000			

- Sources: 1) Contra Costa County Planning Department.
 2) 1960 Census of Population. U. S. Department of Commerce, Bureau of the Census.
 3) California Taxpayers Association.
 4) California Department of Finance, Budget Division, Financial and Population Research Section.

TABLE 2
EXISTING LAND USE - 1966
PLANNING AREA 1
CONTRA COSTA COUNTY, CALIFORNIA

Use	Gross Acres	Percent of Total
Residential	1820	26.0
Low Density	843	12.0
Medium Density	224	3.2
High Density & Multiple	753	10.8
Commercial	66	1.0
Regional Parks	95	1.3
Undeveloped or Vacant Lands	5019	71.7
TOTAL: Incorporated and Unin- Corporated Area Within the Planning Area	7000*	100.0

*Includes: Existing Schools and Other Public and Semi-public Uses.

TABLE 3
EXISTING ZONING 1966
PLANNING AREA 1
CONTRA COSTA COUNTY, CALIFORNIA

EXISTING USES	GROSS ACRES	PERCENT OF TOTAL	ZONING SYMBOL
RESIDENTIAL	2057	43.4	
LOW DENSITY	155	30.0	R-15, R-40
MEDIUM DENSITY	379	8.0	R-10
HIGH DENSITY	1422	3.3	R-6, R-7
MULTIPLE	101	2.1	D-1, MR, MRA, MRB
RETAIL BUSINESS	107	2.2	R-B, N-B
OPEN LANDS	2,578	54.4	A-2
TOTAL UNINCORPORATED AREA	4,742	100.0	
INCORPORATED AREA	2,258	32.3	
UNINCORPORATED AREA	4,742	67.7	
TOTAL PLANNING AREA	7,000*	100.0	

* INCLUDES: EXISTING SCHOOLS AND OTHER PUBLIC AND SEMI-PUBLIC USES

TABLE 4
PROJECTED LAND USE
PLANNING AREA 1
CONTRA COSTA COUNTY, CALIFORNIA

USE	GROSS ACRES	PERCENT OF TOTAL
RESIDENTIAL	4,460	63.7
LOW DENSITY	1,100	15.7
MEDIUM DENSITY	1,100	15.7
HIGH DENSITY	1,900	27.2
MULTIPLE	360	5.1
BUSINESS	125	1.8
RETAIL SHOPPING	95	1.4
COMMERCIAL SERVICES	30	.4
OPEN SPACE & LOW DENSITY, RESIDENTIAL EXPANSION	2415	34.5
TOTAL PLANNING AREA	7000*	100.0

*INCLUDES: SCHOOLS AND OTHER PUBLIC AND SEMI-PUBLIC USES

PLANNING AREAS

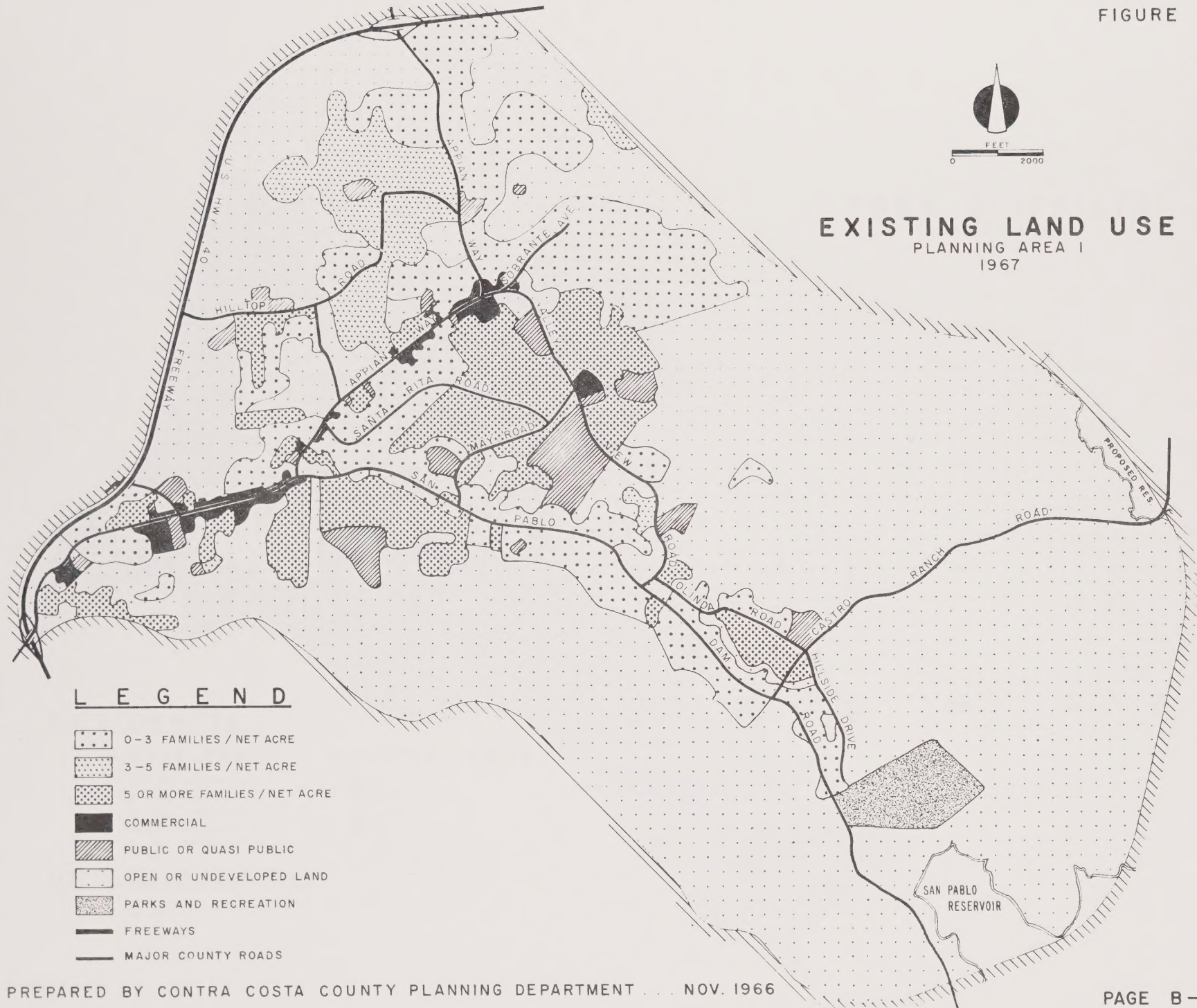
CONTRA COSTA COUNTY





PLANNING AREA ONE AND VICINITY





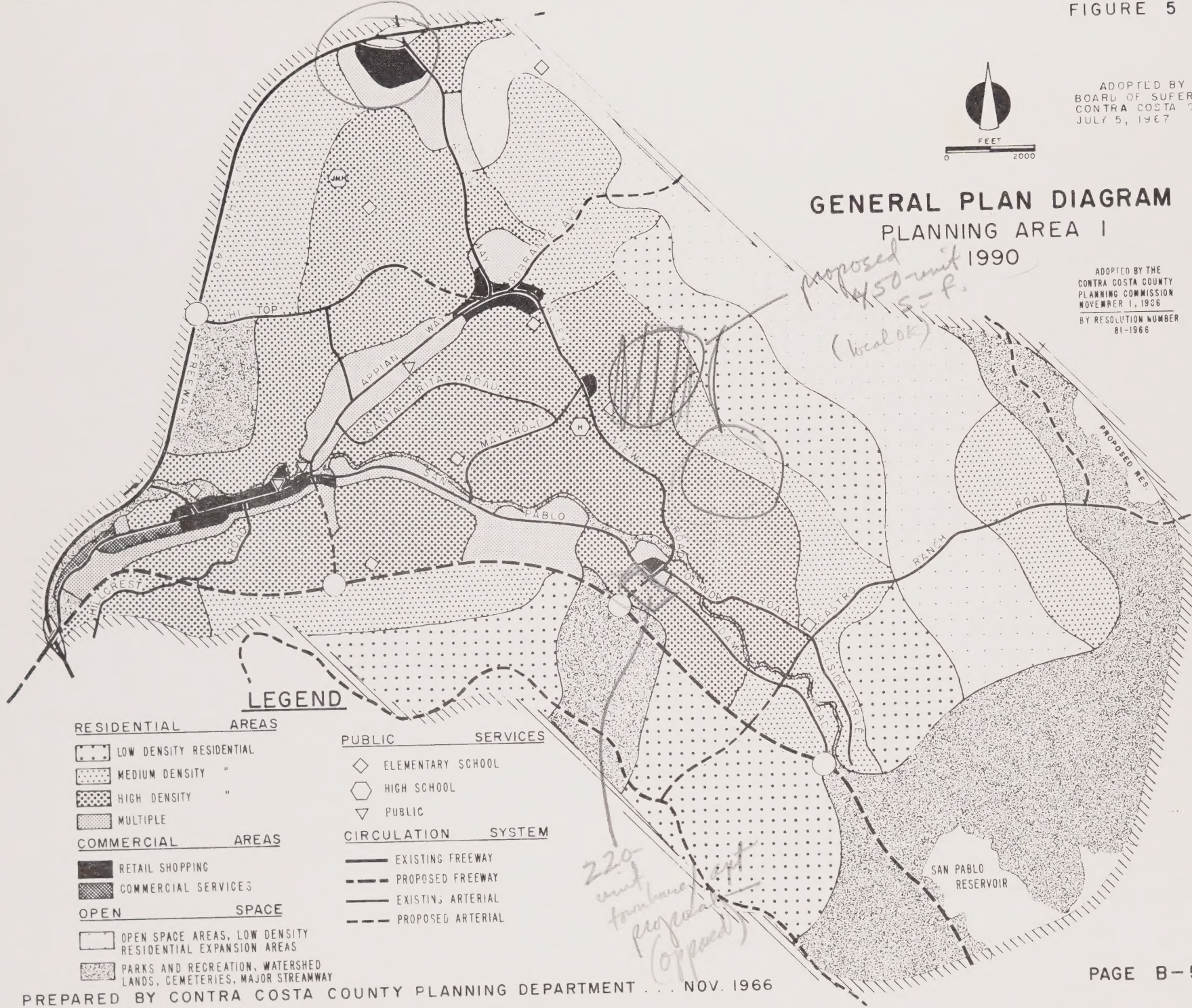
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ADOPTED BY THE
BOARD OF SUPERVISORS
CONTRA COSTA COUNTY
JULY 5, 1967

GENERAL PLAN DIAGRAM PLANNING AREA I

ADOPTED BY THE
CONTRA COSTA COUNTY
PLANNING COMMISSION
NOVEMBER 1, 1966
BY RESOLUTION NUMBER
81-1966



LEGEND

RESIDENTIAL AREAS

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY "
- HIGH DENSITY "
- MULTIPLE

COMMERCIAL AREAS

- RETAIL SHOPPING
- COMMERCIAL SERVICES

OPEN SPACE

- OPEN SPACE AREAS, LOW DENSITY RESIDENTIAL EXPANSION AREAS
- PARKS AND RECREATION, WATERSHED LANDS, CEMETERIES, MAJOR STREAMWAY

PUBLIC SERVICES

- ELEMENTARY SCHOOL
- HIGH SCHOOL
- PUBLIC

CIRCULATION SYSTEM

- EXISTING FREEWAY
- PROPOSED FREEWAY
- EXISTING ARTERIAL
- PROPOSED ARTERIAL

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